



TO LET

Willand Moor Road, Willand
£800 pcm + security deposit

This two bedroom modern apartment is situated on the new estate in Willand, giving easy access to the M5 Motorway and

- Apartment
- 2 Beds
- 1 Reception
- 1 Bathroom
- Garden
- Energy Rating : C 76
- Council Tax Band A
- Unfurnished
- Shower
- Gas Central Heating



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Willand Moor Road,
Willand,
Cullompton
EX15 2SZ

>> Key Features

- Apartment
- 2 Beds
- 1 Reception
- 1 Bathroom
- Energy Rating : C 76
- Council Tax Band A
- Unfurnished
- Shower
- Garden
- Gas Central Heating

THE PROPERTY & LOCATION:

This is an unfurnished two bedroom apartment situated in Willand Moor Road, Willand - the property is likely to be let on a short term 6 month rental but this can be discussed.

ACCOMMODATION: the property has gas central heating, double glazed and comprises of:

LIVING/ DINING ROOM: good sized room, approx. 14' 2" x 12' 3"

HALL:

BEDROOM 1: approx. 10' 7" x 9' 9" BEDROOM 2: approx. 10' 4" x 8' 2"

BATHROOM: bathroom suite comprising bath with electric shower, WC and wash hand basin

KITCHEN: fitted base and wall units, cooker, plumbing for washing machine

OUTSIDE:

GARDEN: small area of gravelled garden

CHILDREN / PETS: CHILDREN: okay for children PETS: prefer no pets

PLEASE NOTE: THE LANDLORD HAS REQUESTED NON-

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SMOKERS

APPLIANCES:

Appliances, where provided will not necessarily be replaced or repaired by the landlord. This is at the sole discretion of the individual Landlord and any appliances noted in the details will not necessarily remain at the property. It is the prospective tenant/s responsibility to satisfy themselves by checking with the landlord / agent which appliances will remain in the property prior to paying the holding deposit.

SERVICES: The Tenant is responsible for all services at the property including electricity, gas, water rates, oil, TV licence, telephone and Council Tax.

RENTAL: The property is to be let on an assured shorthold tenancy at a rental of £800.00 per calendar month, payable in advance.

IN-GOING COSTS:

A Holding Deposit the equivalent of one week's rent is required to be paid prior to HomeFinders taking up references, to reserve a property.

A Deposit the equivalent of 5 weeks rent is required to be paid at the commencement of a tenancy, which is withheld until after the final inspection of the property at the end of the tenancy, subject to any agreed deductions. All deposits for property let through HomeFinders Devon & Somerset Ltd are registered with TDS (Custodial).

Please note that the need for a Guarantor may not become apparent until we start referencing an applicant or joint applicants or until all references for an applicant or joint applicants has been received.

VIEWINGS: strictly by appointment only

These particulars only give a general outline of the property. It is the prospective tenant/s responsibility to satisfy themselves of the correctness of each of the particulars prior to paying the holding deposit.

Client Money Protection

HomeFinders (Devon & Somerset) Ltd protect their clients monies



HOME
FINDERS

Homefinders (Devon & Somerset) Ltd

4 High Street, Cullompton

Devon, EX15 1AA

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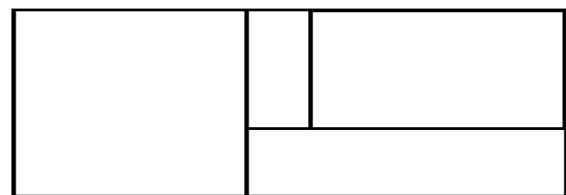
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**Waiting for
Floorplan**



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